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 18680 Sunblaze Drive
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GEOTECHNICAL
 GeoPacific
 14835 SW 72nd Avenue
 Portland, Oregon 97224

ENGINEER
 Bruce D. Goldson, PE
 Theta, LLC
 PO Box 1345
 Lake Oswego, Oregon 97035
 Phone 503-481-8822

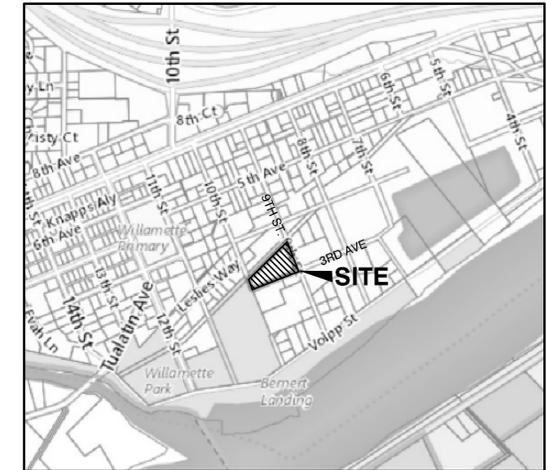
SURVEYOR
 James Brown, PLS
 Centerline Concepts, Land Surveying, Inc.
 19376 Molalla Ave Suite 120
 Oregon City, Oregon 97045
 Phone 503-650-0188

**APPROVED FOR CONSTRUCTION
 BY CITY OF WEST LINN**
 This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.

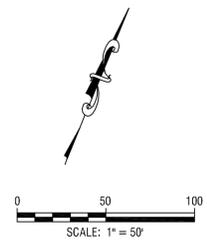
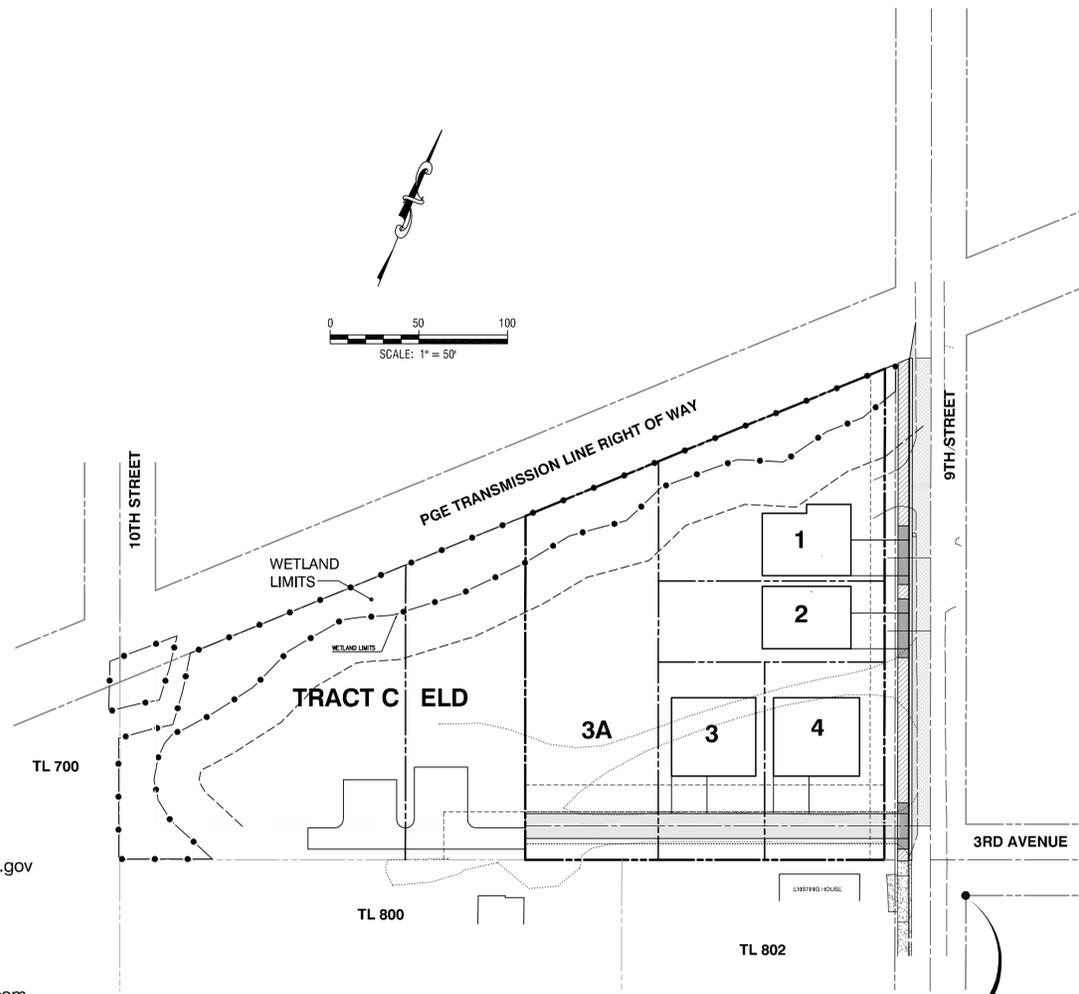
APPROVED
 By Maryna Asuncion at 4:38:07 PM, 10/13/2022

REVISED
 03/03/2023 12:55:01 PM

1220 9TH STREET PARTITION WEST LINN, OREGON PROJECT NO. MIP 22-01



VICINITY MAP
 SCALE: NTS



LEGEND	
	CONIFEROUS TREE
	DECIDUOUS TREE
	EXISTING UTILITY POLE
	EXISTING MAILBOX
	EXISTING SANITARY MANHOLE
	EXISTING CLEANOUT
	EXISTING WATER VALVE
	EXISTING WATER METER
	PROPOSED STORM MANHOLE
	PROPOSED STORM CATCH BASIN
	PROPOSED WATER METER
	PROPOSED STREET LIGHT
	DECIDUOUS TREE TO BE REMOVED
	STREET TREE
	RIPRAP
	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	SAN - EXISTING SANITARY LINE
	STN - EXISTING STORM LINE
	W - EXISTING WATER LINE
	P - EXISTING OVERHEAD POWER
	G - EXISTING GAS
	T - EXISTING TELEPHONE
	EXISTING GRAVEL
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED CURB
	SAN - PROPOSED SANITARY LINE
	STN - PROPOSED STORM LINE
	W - PROPOSED WATER LINE
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED AC PAVEMENT
	PROPOSED MILL/OVERLAY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED CONSTRUCTION ENTRY
	PROPOSED SILT FENCING
	EXISTING ROCK WALL

UTILITY PROVIDERS
WATER/STORM/SEWER
 City of West Linn
 Contact: Erich Lais
 Phone: 503-722-3435
 Email: elais@westlinnoregon.gov

POWER
 Portland General Electric
 Contact: Andrew Rollstin
 Phone: 503-736-5418
 Email: andrew.rollstin@pgn.com

GAS
 Northwest Natural
 Contact: Brian Kelly
 Phone: 503-220-2427
 Email: brian.kelly@nwnatural.com

CABLE
 Centurylink
 Contact: Sean Kinger
 Phone: 503-242-2828
 Email: sean.kigeri@centurylink.com
 Comcast
 Contact: Ken Parris
 Phone: 503-596-3811
 Email: parris@cable.comcast.com

ATTENTION EXCAVATORS:
 OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

KNOW WHATS BELOW. CALL BEFORE YOU DIG. 811

SHEET INDEX

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- 2.0 EXISTING CONDITIONS
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- 7.0 PRELIMINARY PLAT
- D-1 STANDARD DETAILS
- D-2 STANDARD DETAILS



EXPIRES: 06/30/2023
 SIGNATURE DATE: 01/26/2023

COVER

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 50'	01/09/2023	2	ADDED PARCELS
DATE: March, 2022	09/21/2022	1	REVISIONS PER CITY REVIEW
FILE: Partition D Civi3	DATE	NO.	REVISION

Theta, llc
 ENGINEERING - SURVEYING - PLANNING
 PO Box 1345
 Lake Oswego, Oregon 97035
 503/481-8822
 email: thetaeng@comcast.net

Icon Construction & Development, LLC
 1969 Willamette Falls Dr # 260
 West Linn, OR 97068
 PH: (503) 657-0406

1220 9th Street - Partition of Lot D
 West Linn, Oregon

SHEET:
 1.0

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BY CITY OF WEST LINN**
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APPROVED
By Maryna Asuncion at 4:39:22 PM, 10/13/2022

REVISED
03/03/2023 12:54:56 PM



EXISTING CONDITIONS MAP

TAX LOT 300, MAP 35, 1E, 02AC
LOCATED IN THE N.E. 1/4 SECTION 02, T.35., R.1E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
MARCH 10, 2022 SCALE 1"=20'

SURVEY NOTES:
THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 83.
A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.
THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PARTITION PLAT NO. 2027-043, RECORDS OF CLATSOP COUNTY.
THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERMETER BOUNDARY OF THE SUBJECT PROPERTY; TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS; NO PROPERTY CORNERS WERE SET IN THIS SURVEY.
NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, HOMOGENEITY, ETC.
NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.
THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY ONE CALL TICKET NUMBER 2002038 DATED MARCH 8, 2020. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

- LEGEND:**
Some Symbols shown may not be used on map
- 12" DEODOROUS TREE
 - 24" EVERGREEN TREE
 - 48" TREE STUMP
 - STORM SEWER MANHOLE
 - CATCH BASIN
 - CURB INLET
 - AREA DRAIN
 - DITCH INLET
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - HOSE BIB
 - IRRIGATION CONTROL VALVE
 - GAS VALVE
 - GAS METER
 - MAILBOX
 - UTILITY RISER
 - UTILITY BOX
 - TELEPHONE MANHOLE
 - TELEPHONE RISER
 - STORM OUTFALL
 - SIGN
 - BOLLARD
 - FOUND MONUMENT
 - DOWN SPOUT TO STORM SYSTEM
 - DOWN SPOUT TO GROUND
 - TRAFFIC SIGNAL POLE
 - UTILITY POLE
 - LIGHT POLE
 - GUY WIRE
 - ELECTRIC BOX
 - ELECTRIC METER
 - TRANSFORMER
 - ELECTRIC RISER
 - HEAT PUMP
 - GATE POST
 - CABLE TV BOX
 - CABLE TV RISER
 - WETLAND FLAG
 - BRICK WALLS
 - OVERHEAD LINE
 - GAS LINE
 - ELECTRICAL LINE
 - COMMUNICATIONS LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - WATER LINE
 - FENCE LINE
 - HANDRAIL
 - TRENCH DRAIN
 - ARBORETAE ROW
 - FOUND
 - IRON PIPE
 - IRON ROD
 - YELLOW PLASTIC CAP
 - ALUMINUM CAP
 - RED PLASTIC CAP

SIGNED ON:
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60373LS
RENEWS: DECEMBER 31, 2023

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 30'			
DATE:	March, 2022			
FILE:	Partition D Civil2	DATE	NO.	REVISION

Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345 Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

Icon Construction & Development, LLC
1969 Willamette Falls Dr # 260
West Linn, OR 97068
PH: (503) 657-0406

EXISTING CONDITIONS
1220 9th Street - Partition of Lot D
West Linn, Oregon

SHEET:
2.0

GENERAL NOTES:

- THESE PLANS REPRESENT PUBLIC IMPROVEMENTS ASSOCIATED WITH THE FERDELL ESTATES SUBDIVISION CITY PLANNING FILE MIP 21-02.
- ALL REFERENCES TO THE CITY OF WEST LINN STANDARDS REFER TO THE CURRENT STANDARDS AND SPECIFICATIONS.
- THE DESIGN ENGINEER WILL BE RESPONSIBLE FOR INSPECTION OF THE PROPOSED IMPROVEMENTS WITH OVERSIGHT FROM THE CITY OF WEST LINN.
- THE CONTRACTOR SHALL PROVIDE A WORK SCHEDULE TO THE ENGINEER AND CITY AND PROVIDE 24-HOUR NOTICE OF ANY TESTING REQUIRING WITNESSING BY THE CITY OF ENGINEER.
- ANY CHANGES TO THE PLANS MUST RECEIVE APPROVAL BY THE ENGINEER AND CITY IN WRITING BEFORE PROCEEDING WITH THE WORK.
- A PUBLIC IMPROVEMENT GUARANTEE AGREEMENT, PUBLIC WORKS PERMIT, A PRE-CONSTRUCTION MEETING, INSTALLATION OF THE EROSION CONTROL MEASURES, ARE ALL REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO SITE CLEARING A 6-FOOT TALL CHAIN-LINK FENCE SHALL BE PLACED AT THE TREE EASEMENT BOUNDARIES PRIOR TO SITE GRADING. THE CITY ARBORIST SHALL INSPECT AND APPROVE ALL THE TREE PROTECTION MEASURES PRIOR TO THE START OF THE SITE WORK. ALL TREE PROTECTION MEASURES SHALL REMAIN IN PLACE AND FUNCTIONAL FOR THE ENTIRE DURATION OF CONSTRUCTION.
- A CITY AND ENGINEER REPRESENTATIVE MUST BE PRESENT FOR ALL TESTING, AND THE CITY SHALL BE FURNISHED A COPY OF ALL TEST RESULTS.
- CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. OTHER EXISTING UTILITIES MAY EXIST AND IF DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- THE CONTRACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PART VI. CONSTRUCTION AND MAINTENANCE AND SUBMIT A TRAFFIC PLAN TO THE CITY PRIOR TO BEGINNING WORK.
- OREGON LAW REQUIRES THAT THE RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER BE FOLLOWED THOSE RULES SET FORTH IN OAR 952-001-0090. COPIES OF THE RULES ARE AVAILABLE BY CALLING THE CENTER OR ACCESSING VIA INTERNET AT WWW.CALLBEFOREYOU.DIG.ORG <HTTP://WWW.CALLBEFOREYOU.DIG.ORG>; PORTLAND METRO AREA 503-248-8699

STREET NOTES:

- ALL STREET SECTIONS TO BE GRUBBED AND GRADED TO A MINIMUM OF 8-INCHES BELOW THE SUBGRADE.
- THE STREET SUBGRADE SHALL CONFORM TO DIVISION 501 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. AREAS TO RECEIVE FILL ARE TO BE INSPECTED BY THE CITY OF WEST LINN PERSONNEL AND PROJECT GEOTECHNICAL PRIOR TO PLACEMENT OF FILL. THE PROJECT GEOTECHNICAL SHALL TEST FOR COMPACTION PER DIVISION 501.03.08 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
- AGGREGATE BASE ROCK SHALL CONFORM TO THE REQUIREMENTS OF DIVISION 205 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BASE COURSE IS 1 1/2" - 0" CRUSHED ROCK AND LEVELING COURSE IS 3/4" - 0" CRUSHED ROCK. THE CITY OF WEST LINN REQUIRES A PROOF ROLL WITH A LOADED 10-CUBIC, OR LARGEST USED (IE SUPER SOLO) YARD DUMP TRUCK OF THE SUBGRADE PRIOR TO PLACEMENT OF THE BASE ROCK AND AT TOP OF ROCK JUST PRIOR TO PAVING.
- ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 205. THE BASE LIFT SHALL BE CLASS "B" AC AND THE TOP LIFT SHALL BE CLASS "C" AC MEETING THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 505. THE TOP LIFT OF ASPHALT CONCRETE SHALL NOT BE PLACED PRIOR TO RECEIVING AUTHORIZATION FROM THE CITY OF WEST LINN.
- CURB AND GUTTER SHALL HAVE A COMPRESSIVE STRENGTH OF 3300 PSI, AND MAXIMUM AGGREGATE PER DIVISION 205 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. A PROOF ROLL OF THE CURB LINES IS REQUIRED PRIOR TO CURB PLACEMENT. CONTRACTION JOINTS ARE TO BE INSTALLED AT 15-FOOT MAXIMUM.

STORM SEWER NOTES:

- GUTTER INLETS SHALL BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI. FRAMES SHALL BE FABRICATED OF STRUCTURAL STEEL, ASTM A-7, A-36 A-3733.
- MANHOLE BASES MAY BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300PSI OR PRECAST. MANHOLE RISERS AND TOPS SHALL BE PRECAST WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE THERE IS INSUFFICIENT HEADROOM REQUIRES A FLAT TOP. THE INTERIOR DIMENSIONS NOTED ON THE PLANS ARE MINIMUMS, AND SOME OR ALL OF THE STORM MANHOLES ARE REQUIRED TO BE OVERSIZED. THE CONTRACTOR SHALL VERIFY WITH THE MANHOLE MANUFACTURER FOR THE ACTUAL SIZE OF MANHOLE NEEDED FOR TYPE AND SIZE OF PIPE TO BE USED. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE A SMOOTH FLOW AND PIPES SHALL BE CONNECTED TO THE MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SHEAR JOINT LOCATED 18-INCH OUTSIDE THE MANHOLE.
- MANHOLES LOCATED IN EASEMENTS SHALL REQUIRED A TAMPER PROOF FRAME AND COVER AND SET 12-INCHES ABOVE FINISHED GRADE IN UNPAVED AREAS.
- GRANULAR BACKFILL (3/4"-0") IS TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASHTO T-180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
- STORM DRAIN SERVICE LATERALS SHALL BE 4-INCH CONFORMING TO ASTM D 3034 PVC AND BE INSTALLED TO A POINT BEYOND THE UTILITY EASEMENT AS SHOWN ON THE PLANS. THE LATERAL WILL BE PLUGGED WITH A RUBBER RING PLUG AND THE LOCATION MARKED WITH A 2X4 PAINTED WHITE.
- A VIDEO INSPECTION IN ACCORDANCE WITH DIVISION 601.03.11 PER THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND A REPRESENTATIVE OF THE CITY.
- A PLUMBING PERMIT IS REQUIRED FOR ALL STORM DRAINS BEYOND THE FIRST CLEANOUT.

SANITARY SEWER NOTES:

- PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034 SDR 35, MINIMUM STIFFNESS SHALL BE 46 PSI AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212
- MANHOLE BASE SHALL BE POURED IN PLACE CONCRETE BASE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI OR PRECAST. MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE INSUFFICIENT HEADROOM REQUIRES FLAT TOP SECTIONS. INVERTS SHALL BE CONSTRUCTED TO AS TO PROVIDE A SMOOTH FLOW WITH THE CHANNEL BEING ABLE TO PASS A 6"X36" CYLINDER INTO THE PIPES. PVC PIPE SHALL BE CONNECTED TO THE MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL BE A SHEAR JOINT LOCATED 18-INCHES OUTSIDE THE MANHOLE. CEMENT GROUT FOR CONNECTING PVC SEWER PIPE WILL NOT BE PERMITTED.
- ALL MANHOLES LOCATED IN EASEMENT AREAS WILL HAVE TAMPER PROOF FRAMES AND COVERS WITH THE COVER SET 12-INCHES ABOVE THE FINISH GRADE IN UNPAVED AREAS.
- GRANULAR BACKFILL (3/4"-0") IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OF AASHTO T-180 TEST METHOD. NATIVE BACKFILL MATERIALS SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING AND BACKFILL TO BE IN ACCORDANCE WITH DIVISION 204 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BACKFILL WITHIN NEW AND EXISTING STREETS SHALL BE CLASS B.
- PVC SERVICE LATERALS SHALL BE 4-INCH CONFORMING TO THE SAME MATERIALS AS THE MAINLINE SEWERS. SERVICE LATERALS SHALL BE INSTALLED TO A POINT BEYOND THE UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERALS SHALL BE PLUGGED WITH THE LOCATION MARKED WITH 2X4 PAINTED GREEN.
- SANITARY SEWER PIPE, INCLUDING SERVICE LATERALS SHALL BE TESTED FOR IN ACCORDANCE WITH WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 301.03.09 AND MANHOLES TO BE VACUUM TESTED IN ACCORDANCE WITH DIVISION 302.03.07. TESTS SHALL BE WITNESSED BY THE ENGINEER AND THE CITY OF WEST LINN. CONTRACTOR IS RESPONSIBLE FOR COORDINATED THE TESTING AND PROVIDING PASSING TESTS PRIOR TO CONNECTION TO THE EXISTING SYSTEM.
- A PLUMBING PERMIT FROM THE CITY IS REQUIRED FOR SANITARY SEWER LATERALS BEYOND THE FIRST CLEANOUT.
- ALL MATERIALS, INSTALLATION, TESTING AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORK STANDARDS AND THE DEG.

WATER NOTES:

- WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO AWWA C151, CLASS 52. PIPE IS TO HAVE CEMENT MORTAR LINING AND BITUMINOUS SEAL COAT CONFORMING TO AWWA C104. JOINTS ARE TO BE PUSH-ON RUBBER GASKETED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. PIPE FITTINGS ARE TO BE THE SAME MATERIAL AND CLASS AS THE PIPE AND OF DOMESTIC ORIGIN.
- WATER MAINS TO HAVE A MINIMUM COVER OF 36-INCHES
- ALL TEES, BEND (HORIZONTAL AND VERTICAL), OR SIGNIFICANT CHANGES IN DIRECTION IN ALIGNMENT SHALL BE RESTRAINED WITH FIELD LOCK GASKETS AND MEGA LUG FITTINGS (SEE SPEC. 4.0014).
- GATE VALVES SHALL BE RESILIENT SEAT, NON-RISING STEM WITH "O" RING PACKING, MEETING AWWA CLASS "C" SPECIFICATIONS. THE VALVES SHALL BE DESIGNED TO WITHSTAND A WORKING PRESSURE OF 150 PSI. GATE VALVES SHALL HAVE A TWO-INCH SQUARE OPERATING NUT AND SHALL OPEN COUNTERCLOCKWISE WHEN VIEWED FROM ABOVE. BUTTERFLY VALVES (10-INCHES AND ABOVE) SHALL BE RUBBER SEAT TYPE AND BUBBLE-TIGHT AT 150 PSI, CONFORMING TO AWWA C504. BUTTERFLY VALVES SHALL BE MUELLER OR APPROVED EQUAL WITH THE 2-INCH OPERATING NUT BEING LOCATED ON THE SIDE OF THE MAIN SHOWN ON THE PLANS. VALVE BOXES SHALL BE "VANCOUVER" PATTERN.
- GRANULAR BACKFILL (3/4"-0") IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIALS SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 204. BACKFILL IN NEW AND EXISTING STREETS SHALL BE CLASS B.
- SERVICES SHALL BE PER STD. DETAIL W. RD-274, 1-INCH, TYPE K, COPPER. CORPORATION STOPS SHALL BE MUELLER B 250008, ANGLE STOPS SHALL BE MUELLER B 24258, METER BOXES SHALL BE DEF 4868B/C, OR EQUAL. METER BOXES ARE TO BE INSTALLED 3/4" ABOVE FINISH GRADE AND 2 1/2" FROM THE CURB IN PLANTER STRIPS OR FLUSH WITH SIDEWALK SURFACE IN A SIDEWALK. METER BOX LOCATION TO BE DETERMINED IN THE FIELD.
- ALL WATERLINES SHALL BE PRESSURE TESTED AND BIOLOGICALLY TESTED BEFORE CONNECTION TO THE CITY WATER SYSTEM. CHLORINATION SHALL BE PER DIVISION 403.13 OF THE CITY OF WEST LINN CONSTRUCTION SPECIFICATIONS. PRESSURE TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 403.14. TEST PRESSURE WILL BE 180PSI OR 1.5 TIMES THE NORMAL WORKING PRESSURE, WHICHEVER IS HIGHER.
- CONNECTION OF THE NEW PIPE SYSTEMS WILL NOT BE MADE UNTIL ALL TESTS ARE MADE AND THE CITY OF WEST LINN ACCEPTANCE.
- A PLUMBING PERMIT IS REQUIRED FOR EXTENSIONS OF WATERLINES BEYOND THE METER.
- ALL MATERIALS, INSTALLATION, TESTS, TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 204 AND THE OREGON STATE HEALTH DIVISION ADMINISTRATION RULES, CHAPTER 333.
- ALL SURPLUS APPURTENANCES SHALL BE RETURNED TO THE CITY OF WEST LINN WATER DEPARTMENT.

CONDITIONS

CONDITIONS OF APPROVAL FILE NO.: MIP 21-02

- SITE PLAN. WITH THE EXCEPTION OF MODIFICATIONS REQUIRED BY THESE CONDITIONS, THE FINAL PLAT SHALL CONFORM TO THE PRELIMINARY PARTITION PLAN DATED 4/13/2022 (EXHIBIT PD-1).
- ENGINEERING STANDARDS. ALL PUBLIC IMPROVEMENTS AND FACILITIES ASSOCIATED WITH THE APPROVED SITE DESIGN, INCLUDING BUT NOT LIMITED TO STREET IMPROVEMENTS, DRIVEWAY APPROACHES, CURB CUTS, UTILITIES, GRADING, ON-SITE AND OFFSITE STORM WATER, STREET LIGHTING, EASEMENTS, EASEMENT LOCATIONS, AND CONNECTIONS FOR FUTURE EXTENSIONS OF UTILITIES ARE SUBJECT TO CONFORMANCE WITH THE CITY MUNICIPAL CODE AND COMMUNITY DEVELOPMENT CODE. THESE MUST BE DESIGNED, CONSTRUCTED, AND COMPLETED PRIOR TO FINAL PLAT APPROVAL. PUBLIC WORKS MAY COORDINATE WITH THE APPLICANT TO COMPLETE VOLUNTARY ADDITIONAL OFF-SITE IMPROVEMENTS.
- BUILDING ANCHORING. THE APPLICANT SHALL PROVIDE FINAL CONSTRUCTION PLANS SHOWING THE NEW HOME IS ANCHORED TO PREVENT FLOTATION, COLLAPSE, OR LATERAL MOVEMENT OF THE STRUCTURE. THE BUILDING OFFICIAL WILL CONFIRM COMPLIANCE WITH THE OREGON SPECIALTY RESIDENTIAL CODE PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ELEVATION CERTIFICATES. THE APPLICANT SHALL SUBMIT A PRE-CONSTRUCTION ELEVATION CERTIFICATE TO THE BUILDING OFFICIAL TO CONFIRM THE STRUCTURE IS NOT LOCATED WITHIN THE BASE FLOOD ELEVATION OF 75.1 FEET.
- FLOOD RESISTANT MATERIALS AND METHODS. IF FOUND TO BE LOCATED WITHIN THE FMA/FSHA, THE APPLICANT SHALL SUBMIT DOCUMENTATION TO THE BUILDING OFFICIAL PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, THAT THE SINGLE-FAMILY HOME IS CONSTRUCTED OF MATERIALS, UTILITIES, AND EQUIPMENT RESISTANT TO FLOOD DAMAGE AND IS CONSTRUCTED USING METHODS AND PRACTICES TO MINIMIZE FLOOD DAMAGE.
- UTILITIES AND FLOODWATER. IF FOUND TO BE LOCATED WITHIN THE FMA/FSHA, THE APPLICANT SHALL SUBMIT DOCUMENTATION TO THE BUILDING OFFICIAL PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, THAT THE SINGLE-FAMILY HOME AS UTILITIES DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD WATERS AND DISCHARGE FROM THE SYSTEM INTO FLOOD WATERS.
- UTILITY AND BASE FLOOD ELEVATION. THE APPLICANT SHALL SUBMIT A MID-CONSTRUCTION ELEVATION CERTIFICATE TO VERIFY UTILITIES ARE ELEVATED ONE FOOT ABOVE BASE FLOOD ELEVATION. THE APPLICANT SHALL SUBMIT A POST-CONSTRUCTION ELEVATION CERTIFICATE, PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY, TO THE BUILDING OFFICIAL TO CONFIRM THE RESIDENTIAL STRUCTURE HAS THE LOWEST FLOOR ELEVATED AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION.
- FLOOD OPENINGS. IF FOUND TO BE WITHIN THE FMA/FSHA, THE APPLICANT SHALL SUBMIT CERTIFICATION, FROM A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT, TO THE BUILDING OFFICIAL CONFIRMING COMPLIANCE WITH OREGON RESIDENTIAL SPECIALTY CODES RELATED TO FLOOD OPENINGS PRIOR TO CERTIFICATE OF OCCUPANCY.
- HYDROSTATIC ANALYSIS. IF FOUND TO BE WITHIN THE FMA/FSHA, PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT FINAL CONSTRUCTION PLANS, CERTIFIED BY A PROFESSIONAL CIVIL ENGINEER OR AN ARCHITECT LICENSED TO PRACTICE IN THE STATE OF OREGON, SHOWING APPROPRIATE DESIGN TO EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS FOR ENCLOSED AREAS BELOW THE LOWEST FLOOR THAT ARE SUBJECT TO FLOODING.
- CRAWLSPACE ELEVATIONS. IF FOUND TO BE WITHIN THE FMA/FSHA, PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT FINAL CONSTRUCTION PLANS SHOWING ELEVATIONS OF INTERIOR GRADE OF CRAWLSPACE, THE ADJACENT EXTERIOR GRADE, THE HEIGHT OF THE CRAWLSPACE, AND AN ADEQUATE DRAINAGE SYSTEM.
- BUILDING MATERIALS. THE APPLICANT SHALL SUBMIT PROPOSED BUILDING MATERIALS AND COLORS PRIOR TO ISSUANCE OF BUILDING PERMITS TO VERIFY ALL CONSTRUCTION IS EITHER SCREENED OR COLORED/SURFACED SO AS TO BLEND WITH THE RIPARIAN ENVIRONMENT. SURFACES SHALL BE NON-POLISHED/REFLECTIVE OR AT LEAST EXPECTED TO LOSE THEIR LUSTER WITHIN A YEAR.
- WRA MITIGATION PLAN. THE APPLICANT SHALL INSTALL ALL REQUIRED MITIGATION PLANTINGS PER THE APPROVED PLAN PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
- SHARED ACCESS DRIVE TURNAROUND. THE APPLICANT SHALL INSTALL A TURNAROUND FOR THE SHARED ACCESS DRIVE PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.

**APPROVED FOR CONSTRUCTION
BY CITY OF WEST LINN**
**This approval is only for general conformance
with the design concept and general
compliance with applicable codes and
requirements and shall not be construed as
relieving the Design Engineer of full
responsibility for accuracy and completeness
of the drawings. This plan review approval
does not prevent the City from requiring
further code corrections in the field.**

APPROVED
By Maryna Asuncion at 4:39:31 PM, 10/13/2022

REVISED
03/03/2023 12:54:49 PM

GENERAL NOTES AND CONDITIONS OF APPROVAL

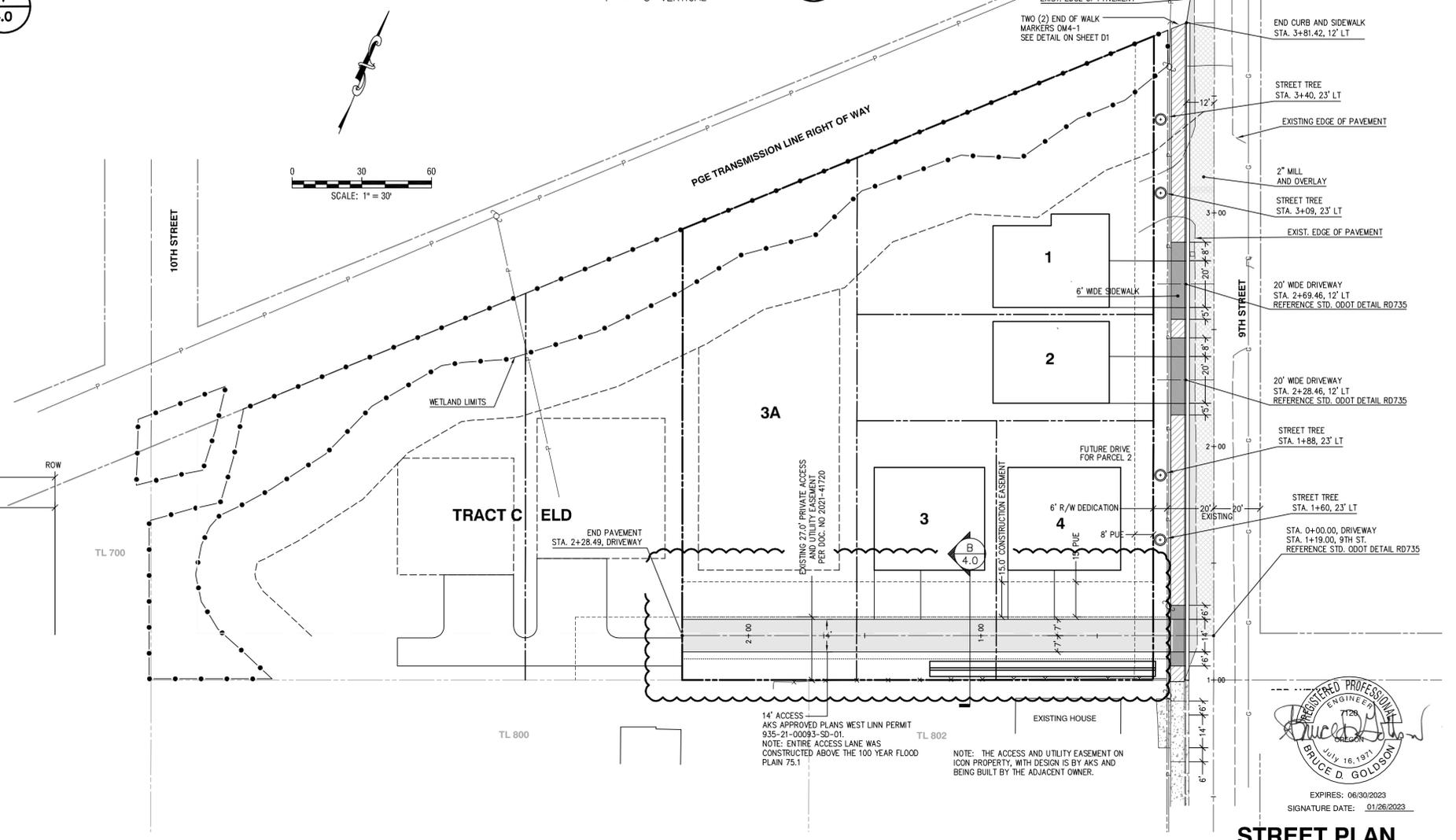
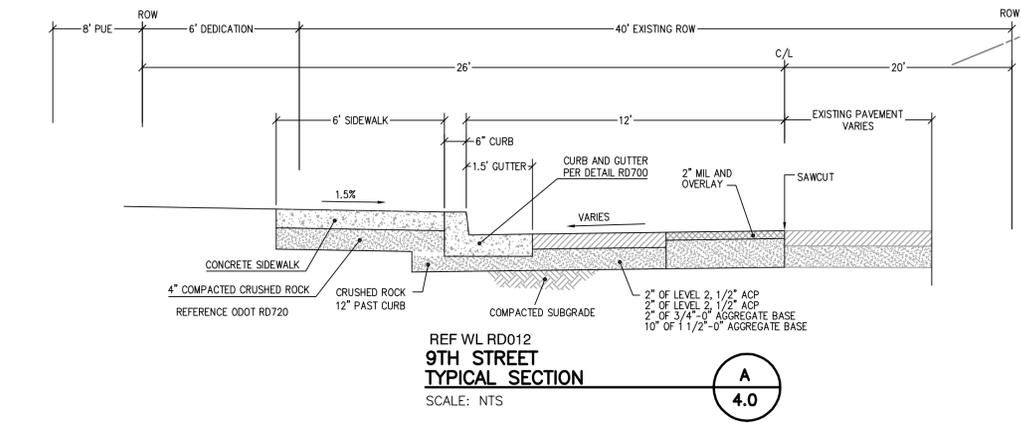
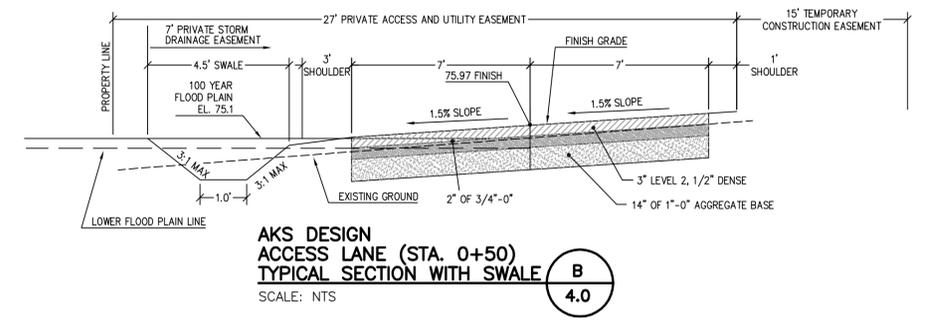
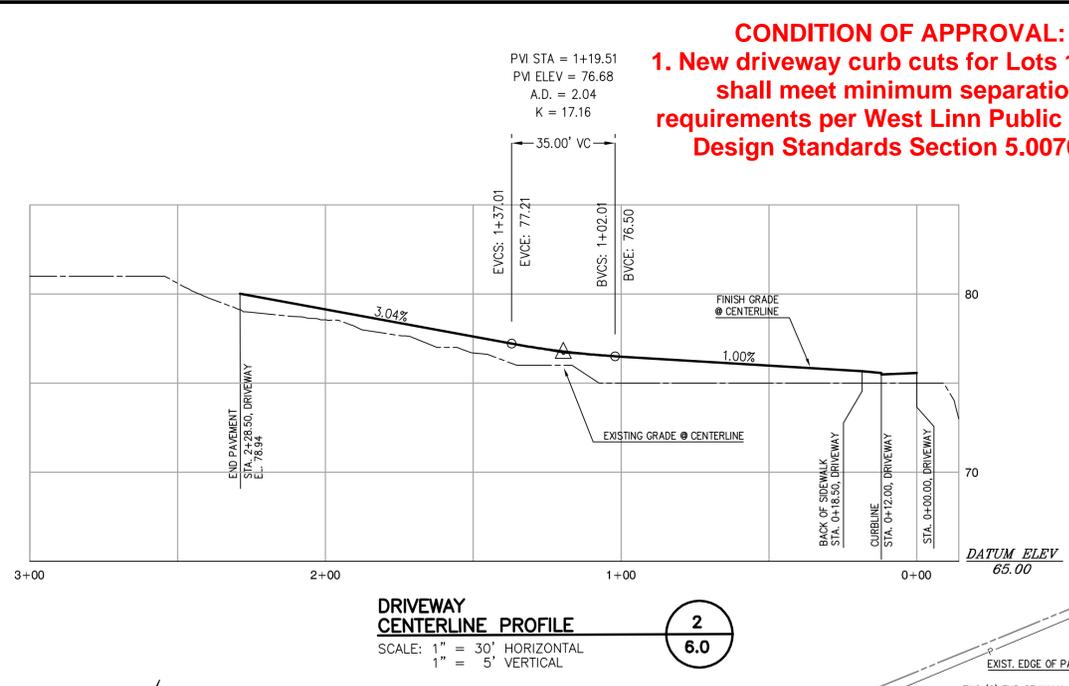
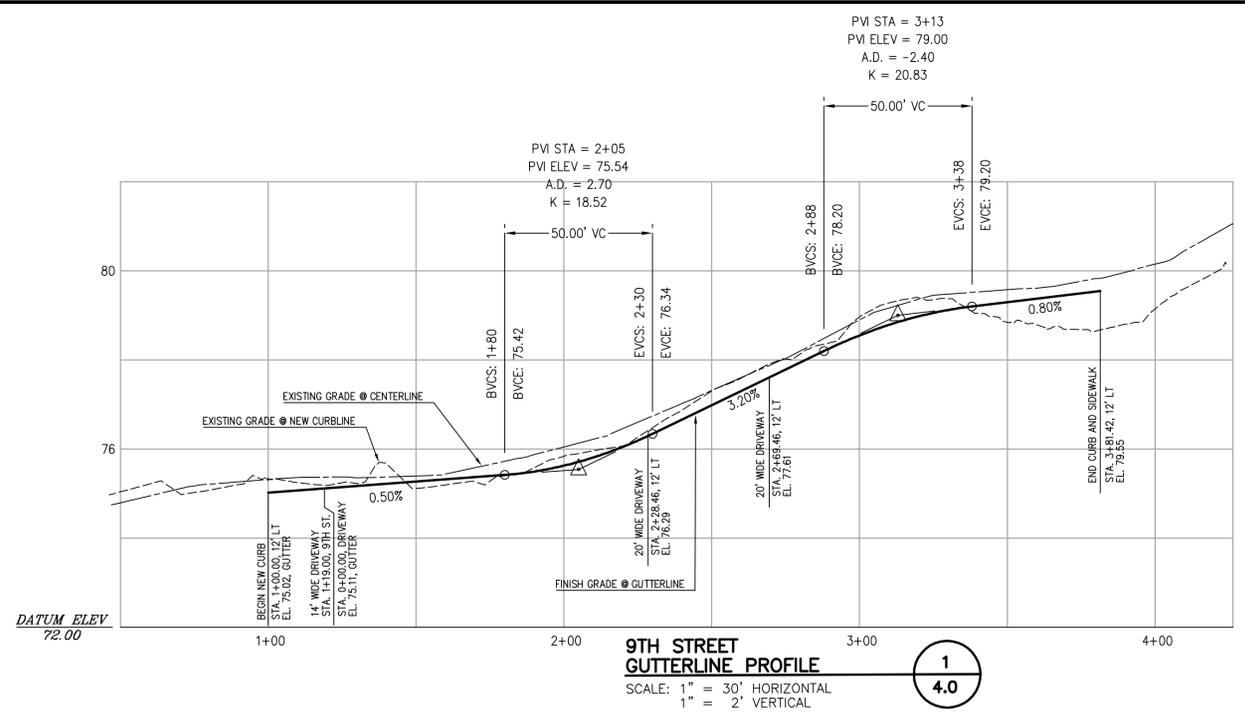
DESIGNED: BDG				 <p>ENGINEERING - SURVEYING - PLANNING PO Box 1345 Lake Oswego, Oregon 97035 503/481-8822 email: thetaeng@comcast.net</p>		Icon Construction & Development, LLC 1969 Willamette Falls Dr # 260 West Linn, OR 97068 PH: (503) 657-0406		1220 9th Street - Partition of Lot D West Linn, Oregon		SHEET: 3.0			
DRAWN: BJS													
SCALE: 1" = 30'													
DATE: March, 2022													
FILE: Partition D Civil2		DATE		NO.		REVISION							

CONDITION OF APPROVAL:
1. New driveway curb cuts for Lots 1 and 2 shall meet minimum separation requirements per West Linn Public Works Design Standards Section 5.0070 4.

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APPROVED
 By Maryna Asuncion at 4:39:52 PM, 10/13/2022

REVISED
 03/03/2023 12:47:23 PM



REGISTERED PROFESSIONAL ENGINEER
 BRUCE D. GOLDSBOM
 7126
 JULY 16, 1971
 SIGNATURE DATE: 01/26/2023

EXPIRES: 06/30/2023
 SIGNATURE DATE: 01/26/2023

STREET PLAN

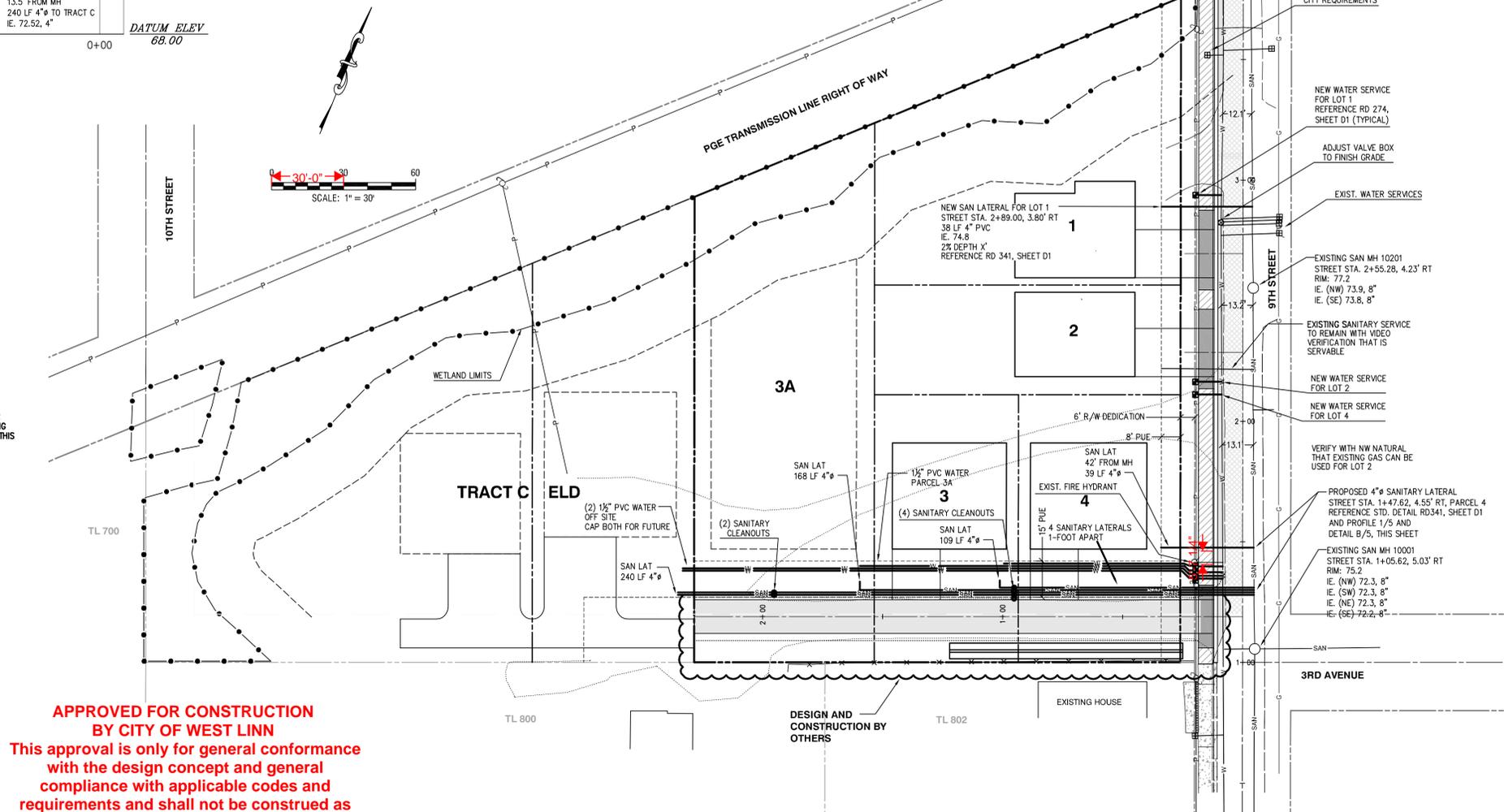
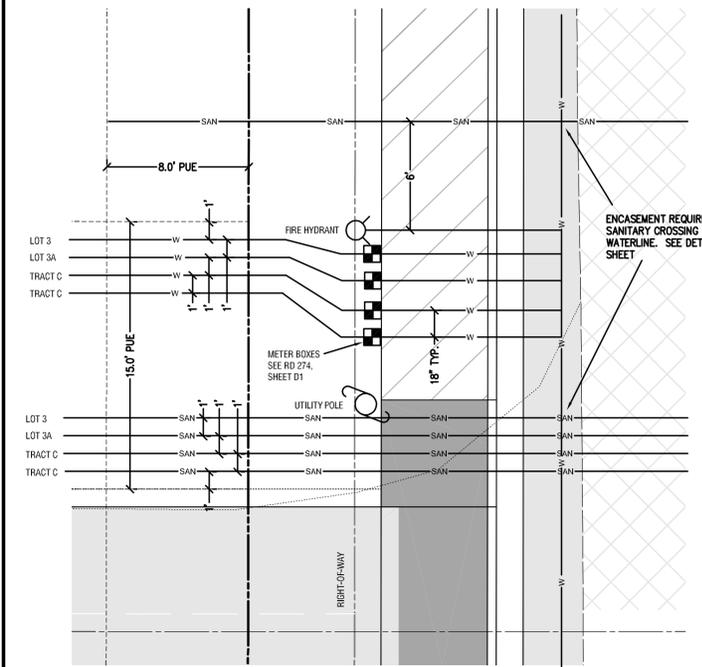
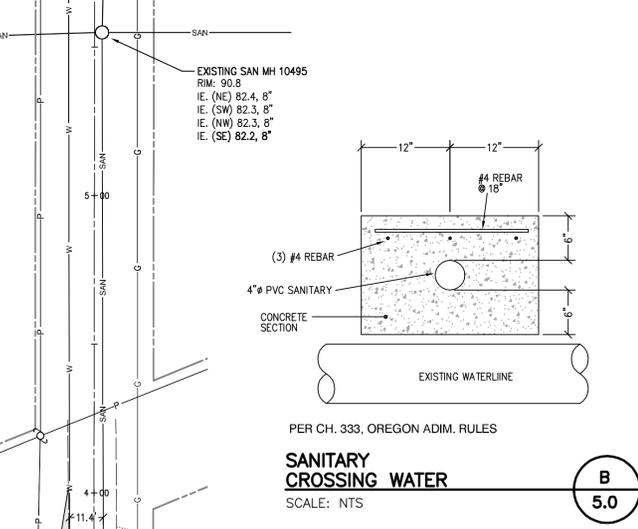
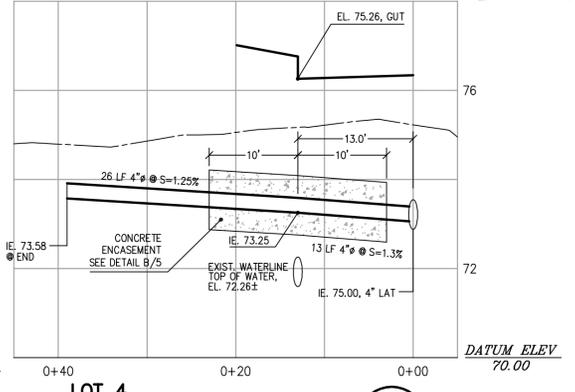
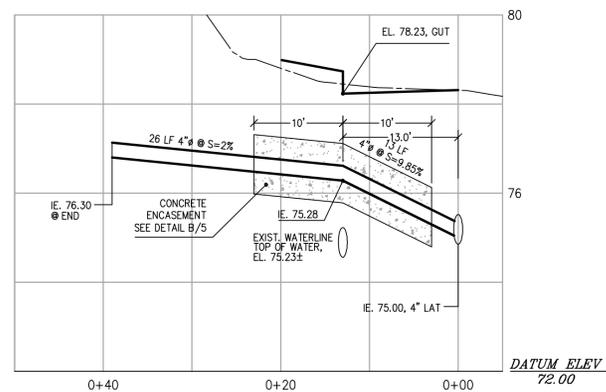
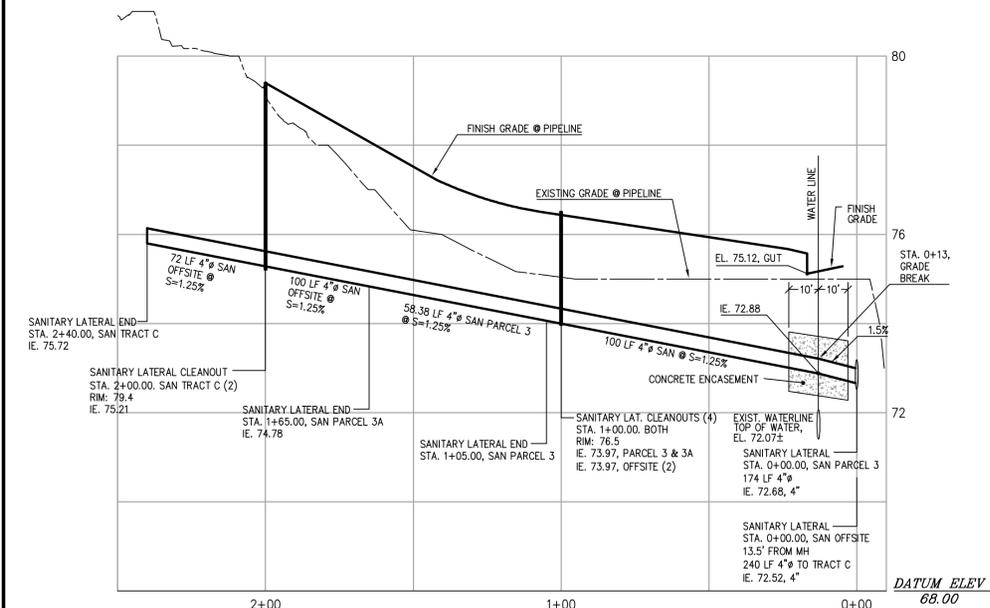
DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 30'			
DATE: March, 2022	09/21/2022	1	REVISIONS PER CITY REVIEW
FILE: Partition D Civil3	DATE	NO.	REVISION

Theta, llc
 ENGINEERING - SURVEYING - PLANNING
 PO Box 1345 Lake Oswego, Oregon 97035
 503/481-8822
 email: thetaeng@comcast.net

Icon Construction & Development, LLC
 1969 Willamette Falls Dr # 260
 West Linn, OR 97068
 PH: (503) 657-0406

**1220 9th Street - Partition of Lot D
 West Linn, Oregon**

SHEET:
4.0



REGISTERED PROFESSIONAL ENGINEER
7126
Bruce D. Goldson
BRUCE D. GOLDSON
JULY 16, 1971

EXPIRES: 06/30/2023
SIGNATURE DATE: 01/26/2023

UTILITY PLAN

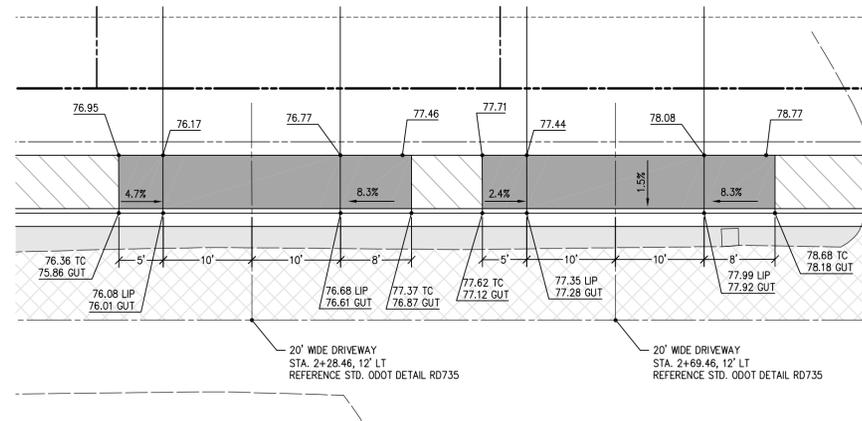
DESIGNED:	BDG		
DRAWN:	BJS	01/09/2023	3 ADDED PARCELS
SCALE:	1" = 30'	10/04/2022	2 REVISIONS PER CITY REVIEW
DATE:	March, 2022	09/21/2022	1 REVISIONS PER CITY REVIEW
FILE:	Partition D Civil3	DATE	NO. REVISION

Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
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email: thetaeng@comcast.net

Icon Construction & Development, LLC
1969 Willamette Falls Dr # 260
West Linn, OR 97068
PH: (503) 657-0406

1220 9th Street - Partition of Lot D
West Linn, Oregon

SHEET:
5.0

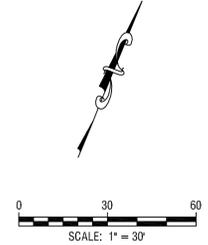
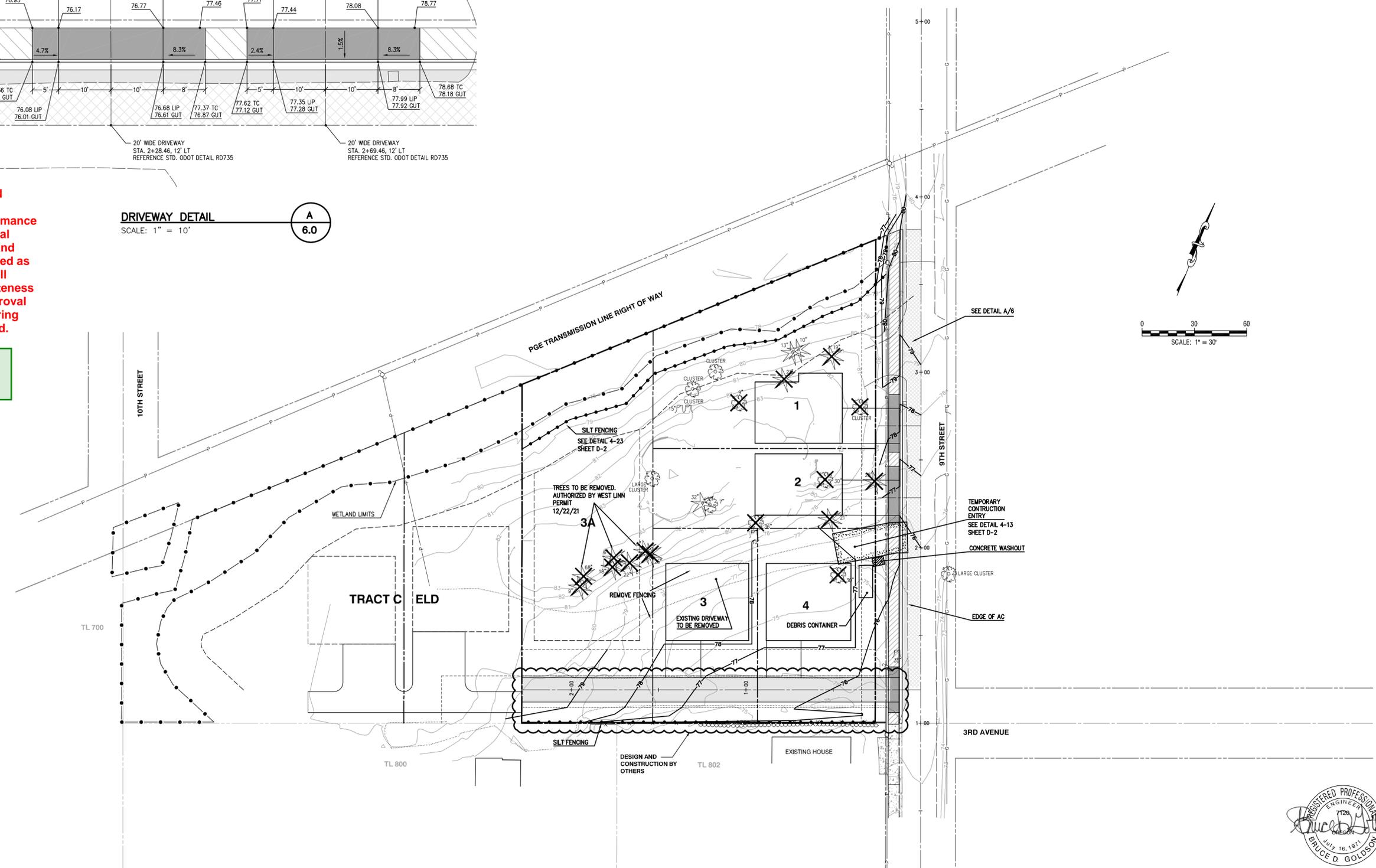


DRIVEWAY DETAIL
SCALE: 1" = 10'
A
6.0

**APPROVED FOR CONSTRUCTION
BY CITY OF WEST LINN**
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APPROVED
By Maryna Asuncion at 4:40:54 PM, 10/13/2022

REVISED
03/03/2023 12:46:15 PM



REGISTERED PROFESSIONAL ENGINEER
7126
BRUCE D. GOLDSBOM
JULY 16, 1971

EXPIRES: 06/30/2023
SIGNATURE DATE: 01/26/2023

GRADING AND EROSION CONTROL PLAN

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 30'	01/26/2023	2	UPDATE TREES
DATE: March, 2022	09/21/2022	1	REVISIONS PER CITY REVIEW
FILE: Partition D.Civ13	DATE	NO.	REVISION

Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

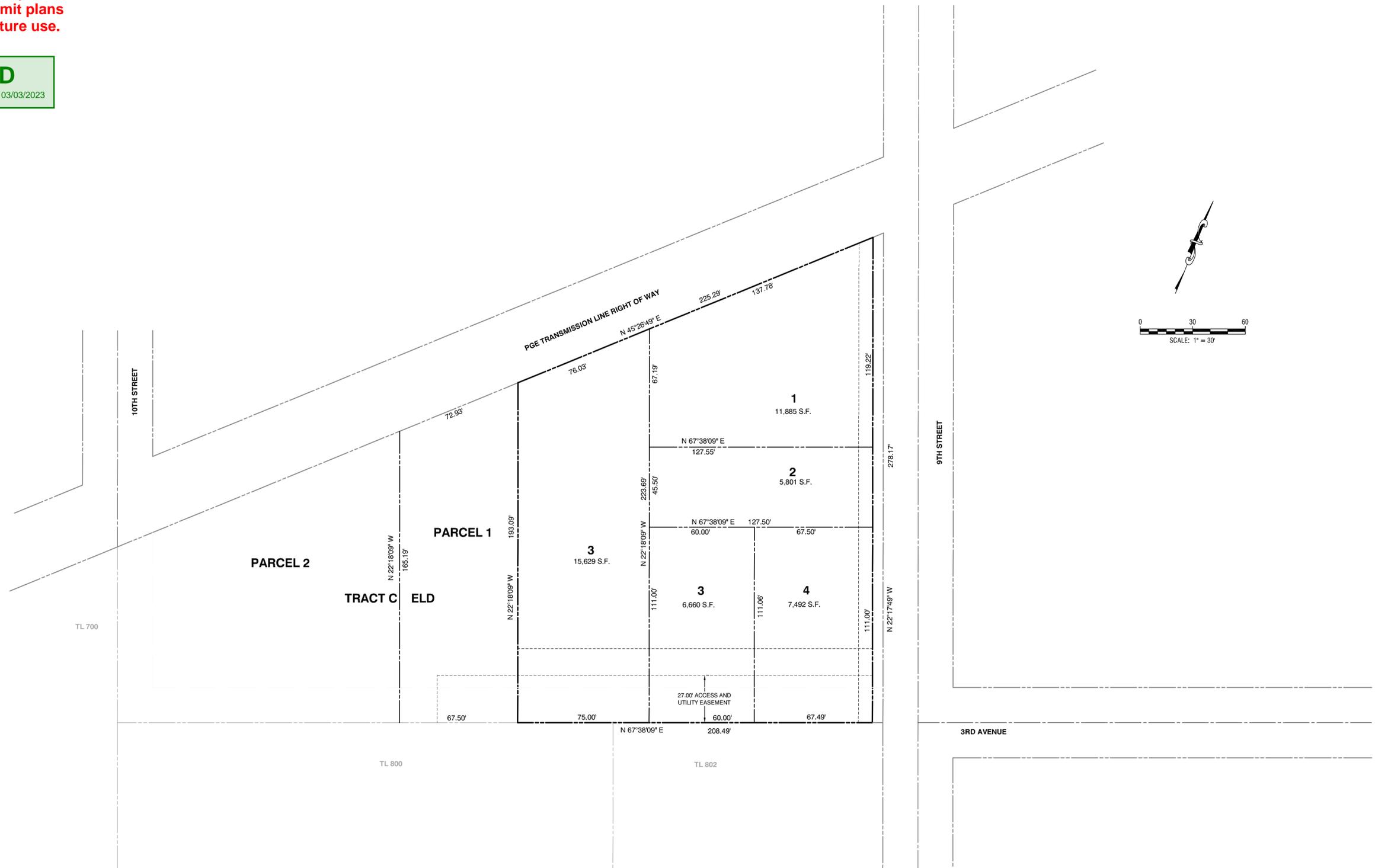
Icon Construction & Development, LLC
1969 Willamette Falls Dr # 260
West Linn, OR 97068
PH: (503) 657-0406

1220 9th Street - Partition of Lot D
West Linn, Oregon

SHEET:
6.0

**APPROVAL OF THIS SHEET DOES NOT
CONSTITUTE PLAT APPROVAL.
Preliminary Plat is included to justify
revisions to add additional private
service laterals to PI Permit plans
(Permit #PI-22-05) for future use.**

APPROVED
By Maryna Asuncion at 12:43:20 PM, 03/03/2023



2022-129Z

PRELIMINARY PLAT

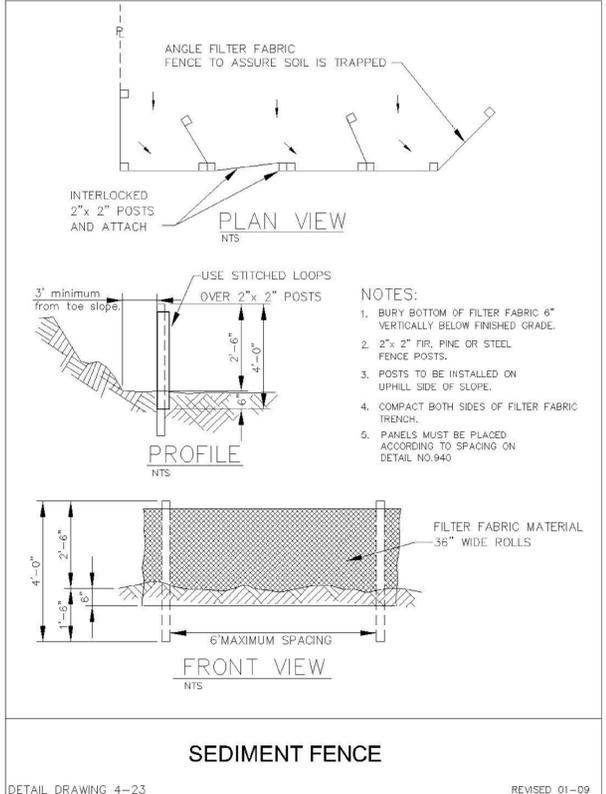
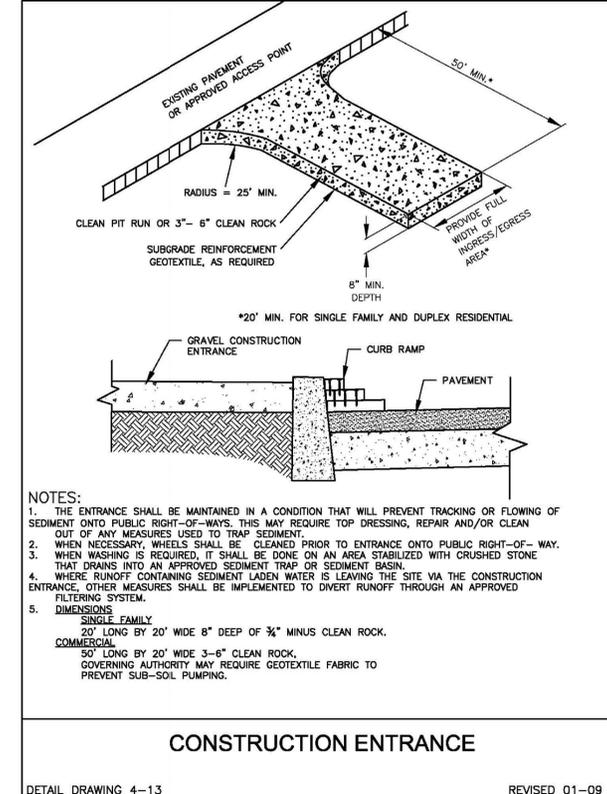
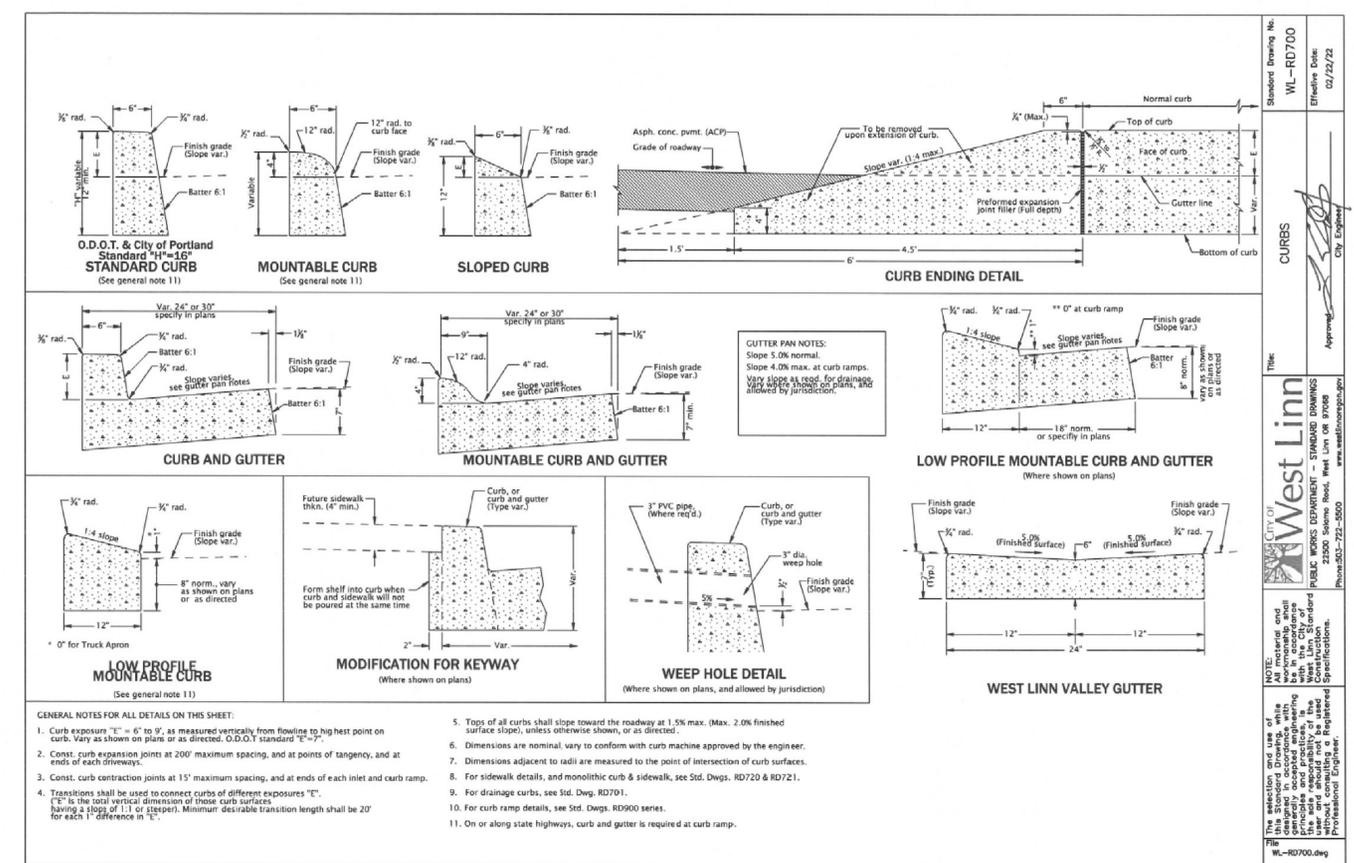
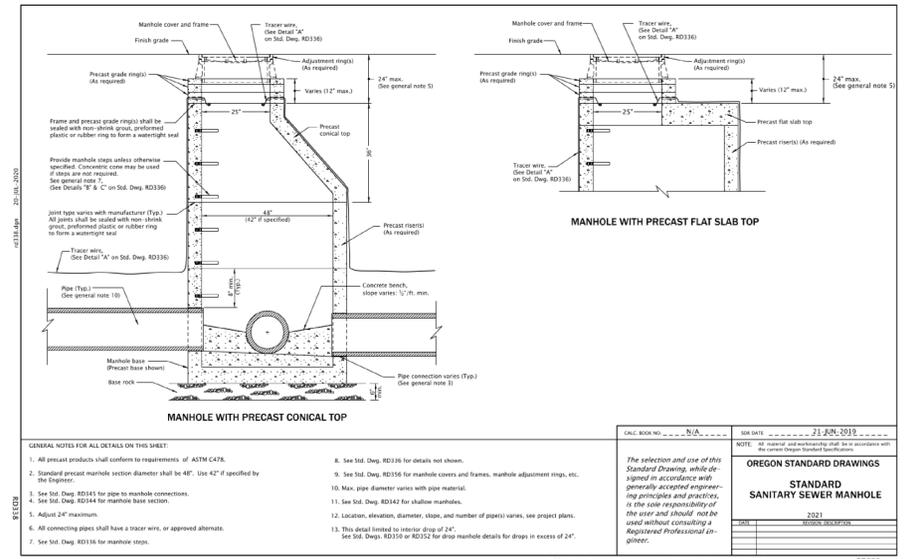
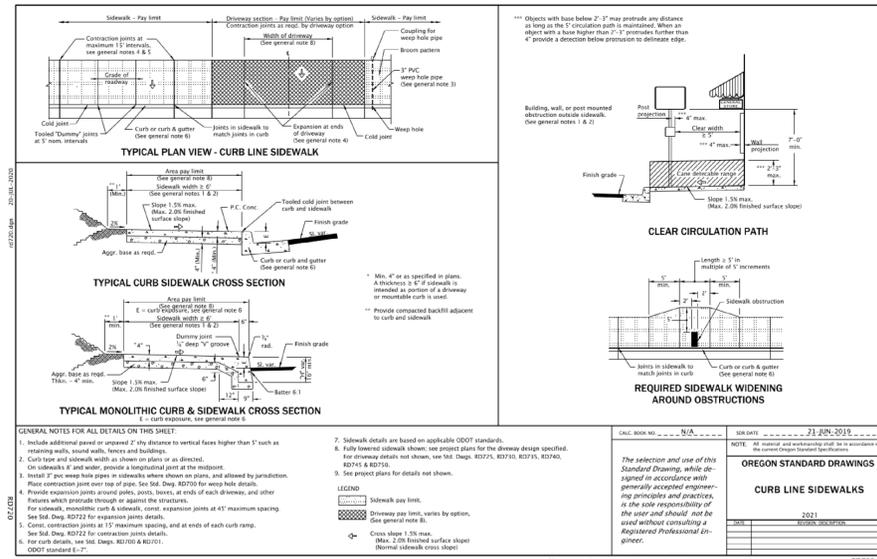
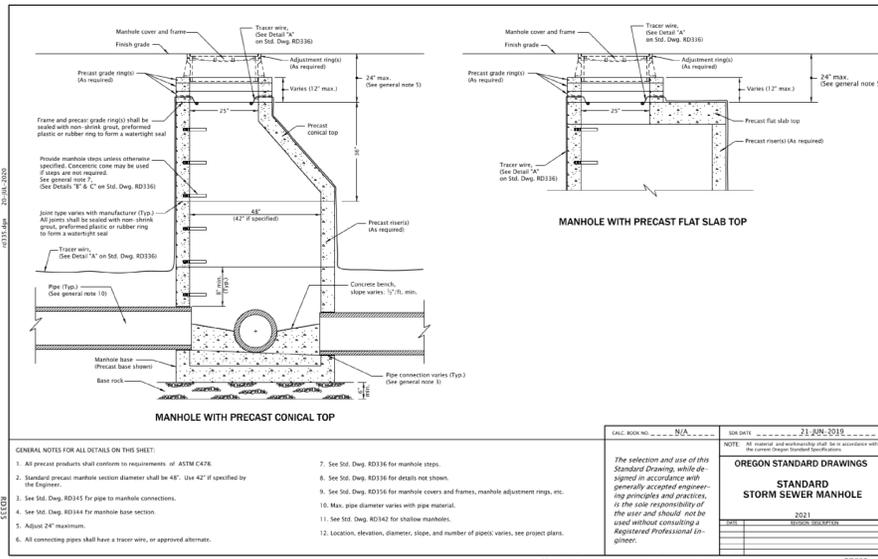
DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 30'			
DATE: March, 2022	01/26/2023	1	UPDATE PLAT
FILE: Partition D Civil3	DATE	NO.	REVISION

Theta, llc
ENGINEERING - SURVEYING - PLANNING
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Lake Oswego, Oregon 97035
503/481-8822
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Icon Construction & Development, LLC
1969 Willamette Falls Dr # 260
West Linn, OR 97068
PH: (503) 657-0406

1220 9th Street - Partition of Lot D
West Linn, Oregon

SHEET:
7.0



APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN

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APPROVED
 By Maryna Asuncion at 4:42:30 PM, 10/13/2022

REVISED
 03/03/2023 11:49:16 AM

2014-129X

DESIGNED: BDG			
DRAWN: BJS			
SCALE: NTS			
DATE: March, 2022			
FILE: Partition D Details	DATE	NO.	REVISION

Theta, llc
 ENGINEERING - SURVEYING - PLANNING
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 West Linn, OR 97068
 PH: (503) 657-0406

1220 9th Street - Partition of Lot D
 West Linn, Oregon

SHEET: **D2**